

EXISTING SITE PLAN SCALE: 1/8" = 1'-0"

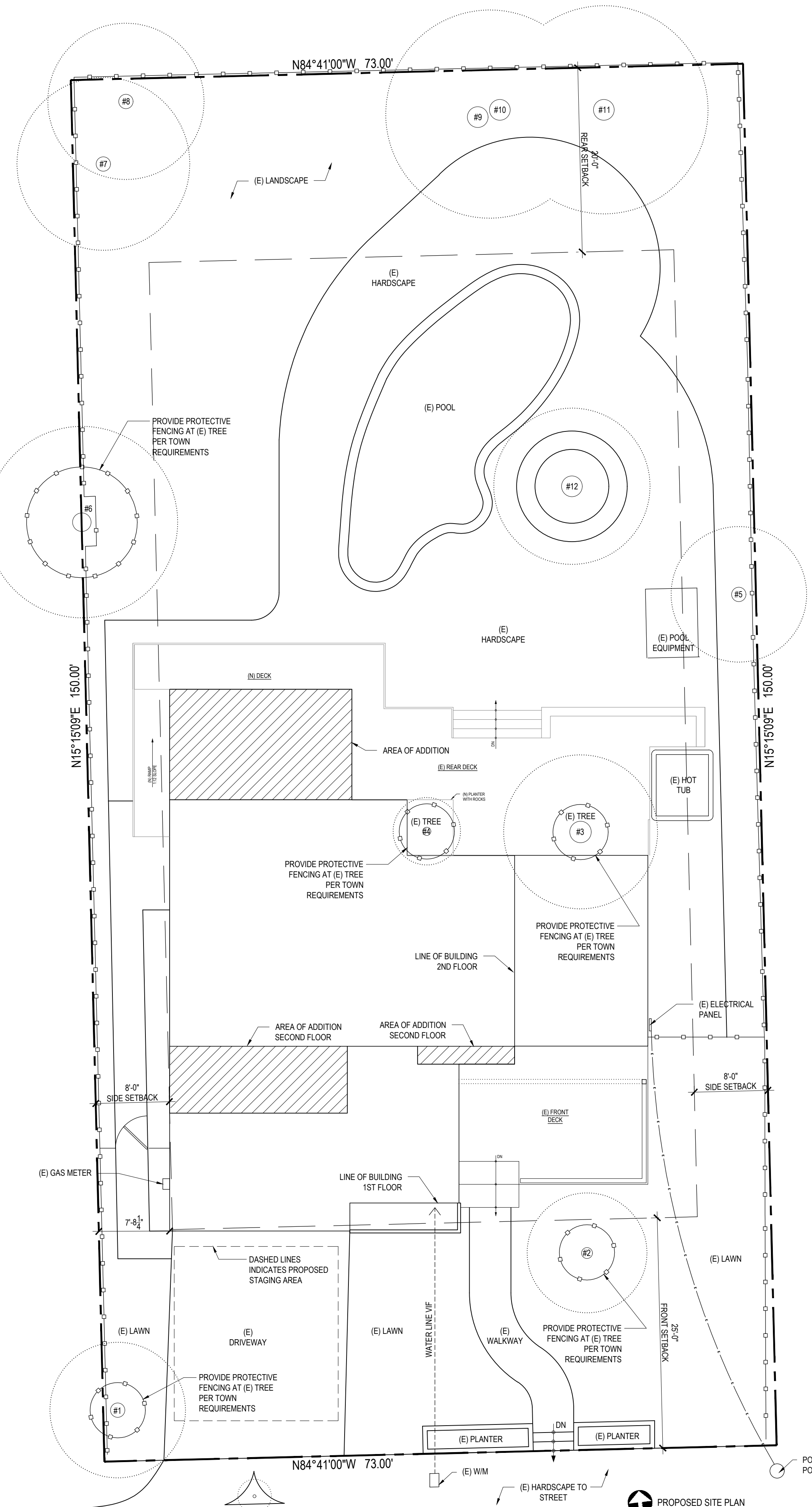
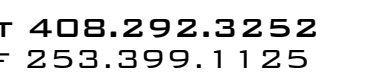
SITE NOTES

SITE NOTES

PROJECT DATA

INDEX

PROJECT INFO.



1. EXISTING SITE CONDITIONS TO REMAIN
2. THE SITE IS ESSENTIALLY FLAT AND REQUIRES MINIMAL GRADING.
3. PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.
4. EXISTING GRADING AND DISTURBANCE OF THE SHALL BE AVOIDED.
5. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJACENT PROPERTIES.
6. ALL MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
7. NO CHANGE TO EXISTING VENTS AND SEWER SERVICE LINES.
8. CONTRACTOR TO VERIFY FINAL STREET NUMBER AT GRADESIDE IN FRONT OF PROJECT. ADDRESS NUMBERS SHALL BE MIN. 4" HIGH, 1" THICK, 1" DEEP, 1" STROKE WIDTH OF 1/2" INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL NOT BE SPELLED OUT. (CRC R319)
9. RECYCLE AND/OR SALVAGE FOR REUSE A MIN. OF 86% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS. MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
10. PROTECT EXISTING STREET INLETS WITHIN 200' OF PROJECT SITE OR AS DIRECTED BY CITY ENGINEER.
11. EXISTING DRIVE SHALL BE MORE THAN 1'-1/2" AT DOORS SWINGING OVER THE LANDING SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1'-1/2" AT DOORS SWINGING OVER THE LANDING.
12. LANDING LENGTH NEED NOT EXCEED 36" (1008.1.6), WITH A WIDTH EQUAL, THAT OF THE ADJACENT OPENING.
13. DOWNSPUTS SHALL BE DIRECTED TO LANDSCAPED AREAS, MINIMIZE DIRECTLY CONTACT IMPERVIOUS AREAS, ETC.
14. FULL ROOF GUTTERS SHALL BE PLACED AROUND ALL EAVES. DOWNSPUTS TO GO TO NEW AND/OR EXISTING DRAINAGE.
15. FINISH GRADE AROUND STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET (CRC 1804.3).
16. INSULATED SURFACES WITHIN 10' OF BUILDING FOUNDATION SHALL BE INSULATED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. (CRC 1804.3)
17. WHEN SLOPE OF WORK INCLUDES PILING, VERIFY A BACKWATER VALVE IS INSTALLED. THE TOWN CODE REQUIRES 100% REDUCED FLOOD PROTECTION. BACKWATER VALVE SHALL BE 12" MIN. DIAMETER. VALVE SHALL HAVE FLOOD LEVEL, RIMS LESS THAN 12" INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE.

PROJECT ADDRESS:	358 Pennsylvania Ave, Los Gatos CA 95030
A.P.N. :	10-441-025
LOT AREA (FROM PARCEL MAP)	10,950 SF
ZONING =	R1-8
YEAR BUILT=	1964
OCCUPANCY=	R3/U (SINGLE FAMILY DWELLING / U UTILITY)
CONSTRUCTION TYPE=	V-B
IS WITHIN WUI?	YES

<u>SETBACKS</u>	<u>ALLOWED</u>
FRONT:	25'
SIDE (INTERIOR):	8'
REAR:	20'

<u>BUILDING HEIGHT</u>	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
HOUSE	30' (MAX.)	±23'-2.5"	NO CHANGE

FLOOR AREA RATIO (FAR) CALCULATION Where A = 10,950 / 1000 OR 10.95

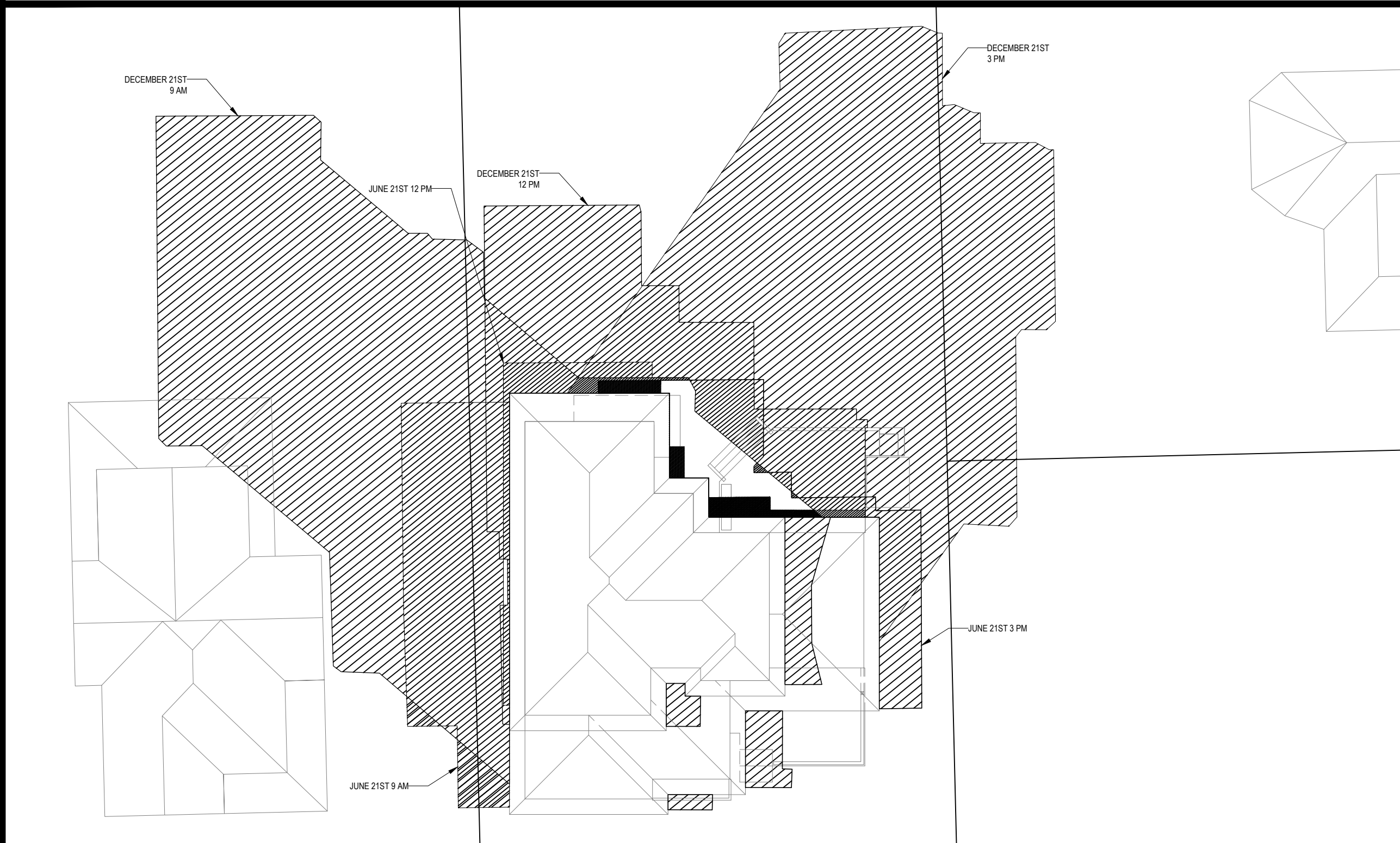
$$\begin{aligned} \text{FAR (HOUSE)} &= .35 - \left[\frac{(A - 5)}{25} \times .20 \right] = .35 - \left[\frac{(10.95 - 5)}{25} \times .20 \right] = .35 - .0476 = .3024 \text{ or} \\ &= .3025 \times 10,950 = \mathbf{\$3,311 \text{ SF}} \end{aligned}$$
$$\begin{aligned} \text{FAR (GARAGE)} &= .10 - \left[\frac{(A - 5)}{25} \times .07 \right] = .10 - \left(\frac{10.95 - 5}{25} \times .07 \right) = .10 - .01666 = .08334 \text{ or} \\ &= .08334 \times 10,950 = \mathbf{912 \text{ SF}} \end{aligned}$$

<u>SQUARE FOOTAGE</u>	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
HABITABLE HOUSE:			
FIRST FLOOR		1,448 SF	1,691 SF
SECOND FLOOR		845 SF	1,226 SF
TOTAL	3,311 SF	2,293 SF	2,917 SF

GARAGE	403 SF	NO CHANGE
MAX ALLOWED ADDITION = 3,311 SF - 2,293 SF =	<u>1,018 SF</u>	
TOTAL ADDITION:	624 SF	

<u>LOT COVERAGE:</u>	<u>ALLOWED(40%)</u>	<u>EXISTING(17%)</u>	<u>PROPOSED(19%)</u>
	4,380 SF	1,851 SF	2094 SF

SHADOW STUDY

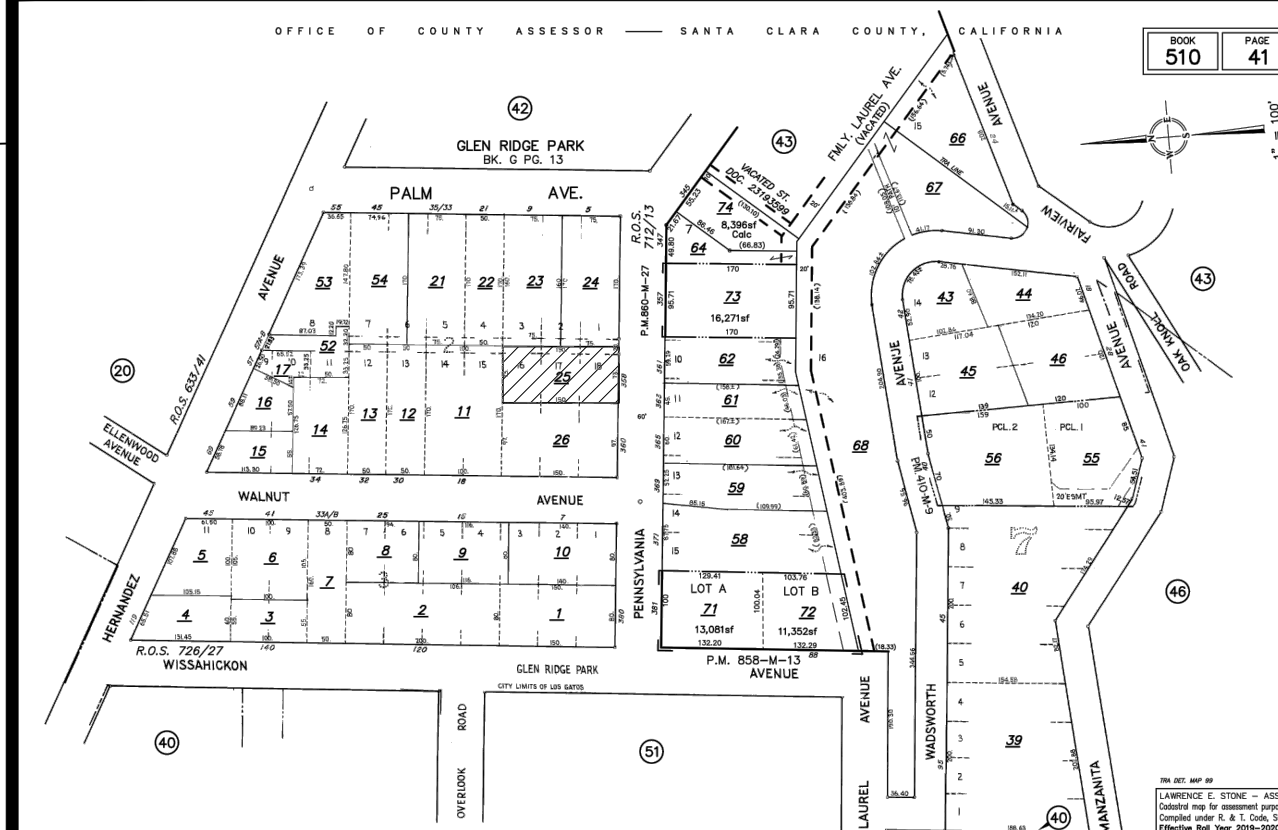


PROJECT DESCRIPTION

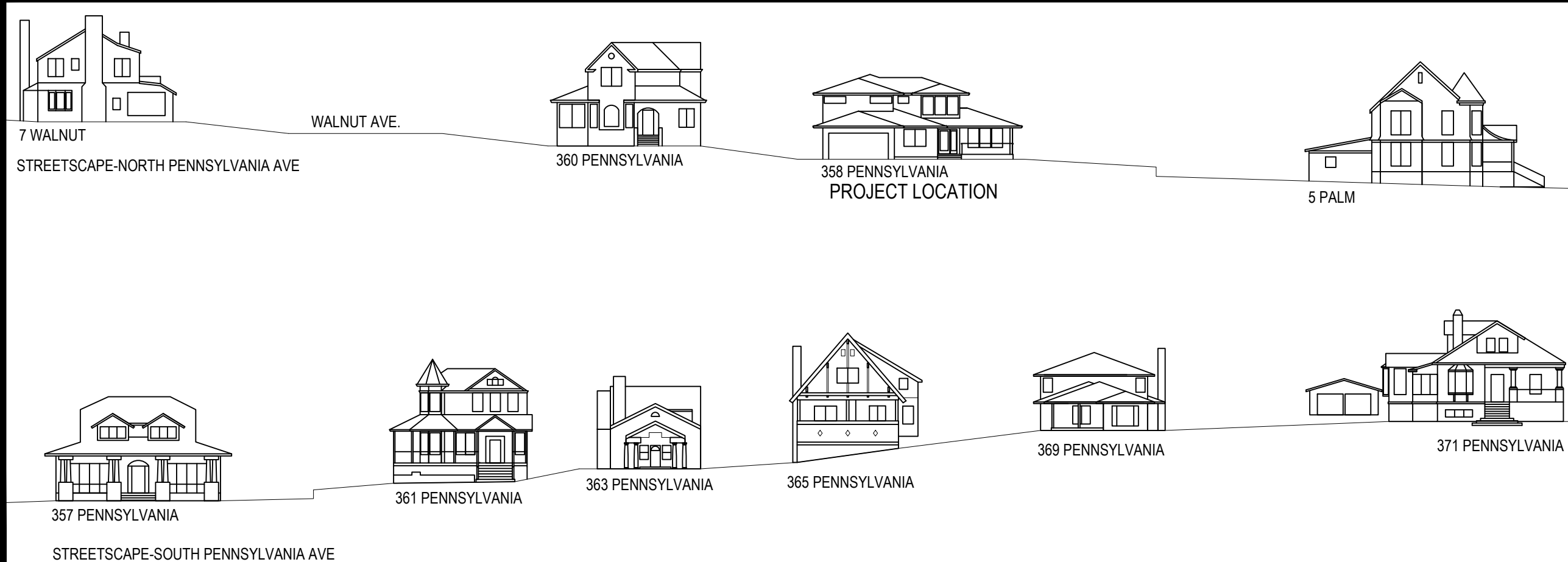
This project consists of an addition and remodel of an existing two story single-family home. There is a 243 SF addition to the first floor and a 381 sf addition to the second floor, for a total addition of 624 sf. The remodel consists of the kitchen and full bath on the first floor, and the master suite and guest bath on the second floor. There will also be new windows throughout.

PARCEL MAP

A.P.N. 510-41-025



STREETSCAPE



LOCATION MAP 15 JULY 2020
P I A N N I N G S I R M I T T A I



HORTON
358 PENNSYLVANIA AVE
LOS GATOS
CALIFORNIA
95030

A.P.N. 510-41-025

29 JULY 2019

15 JULY 2020
PLANNING SUBMITTAL

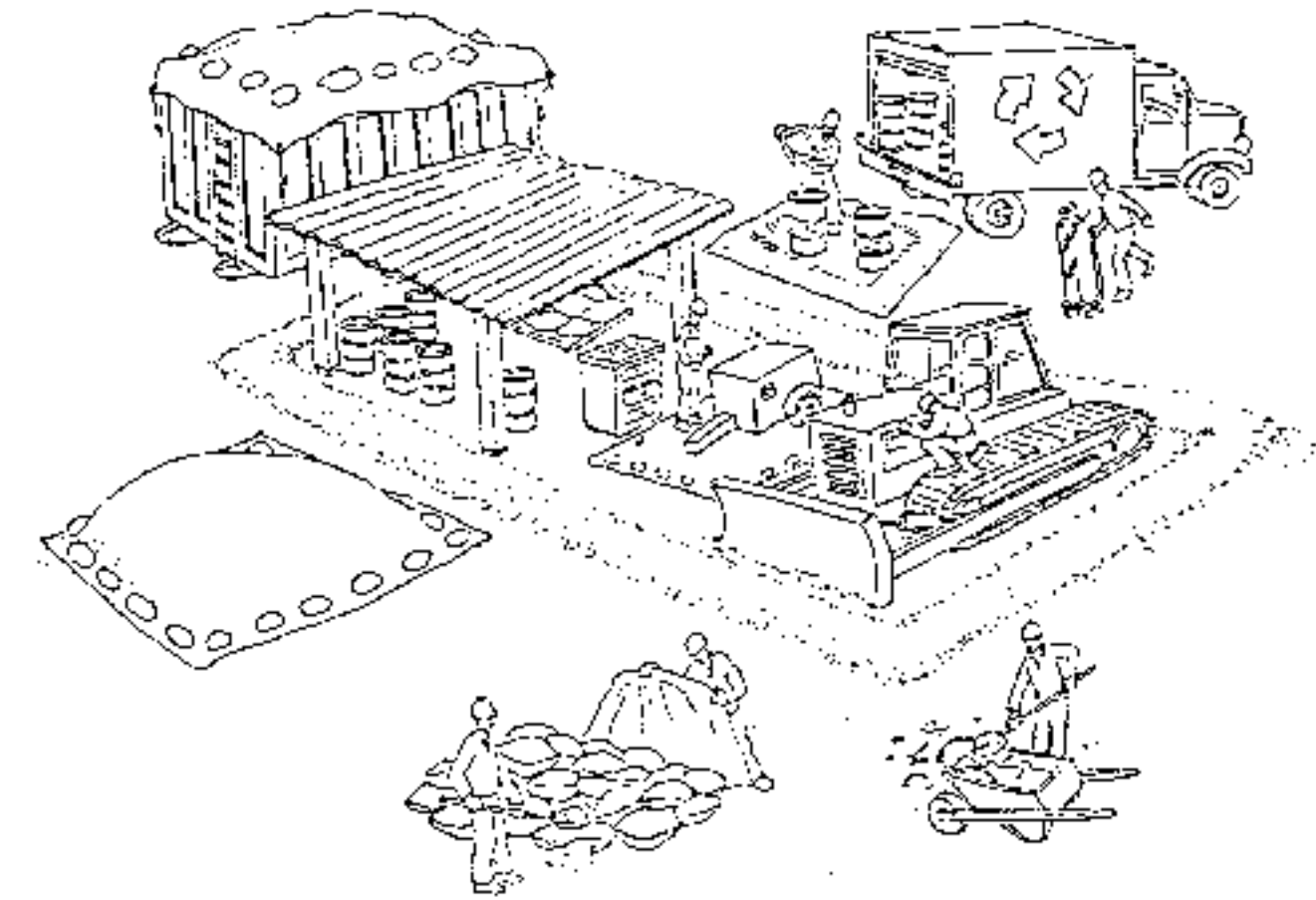
25 AUGUST 2020
PLANNING RESUBMITTAL

SCALE: AS NOTED

COVER SHEET + SITE PLAN

A1.1

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



GreenPoint Rated Existing Home Checklist



A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each label are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the yellow "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated

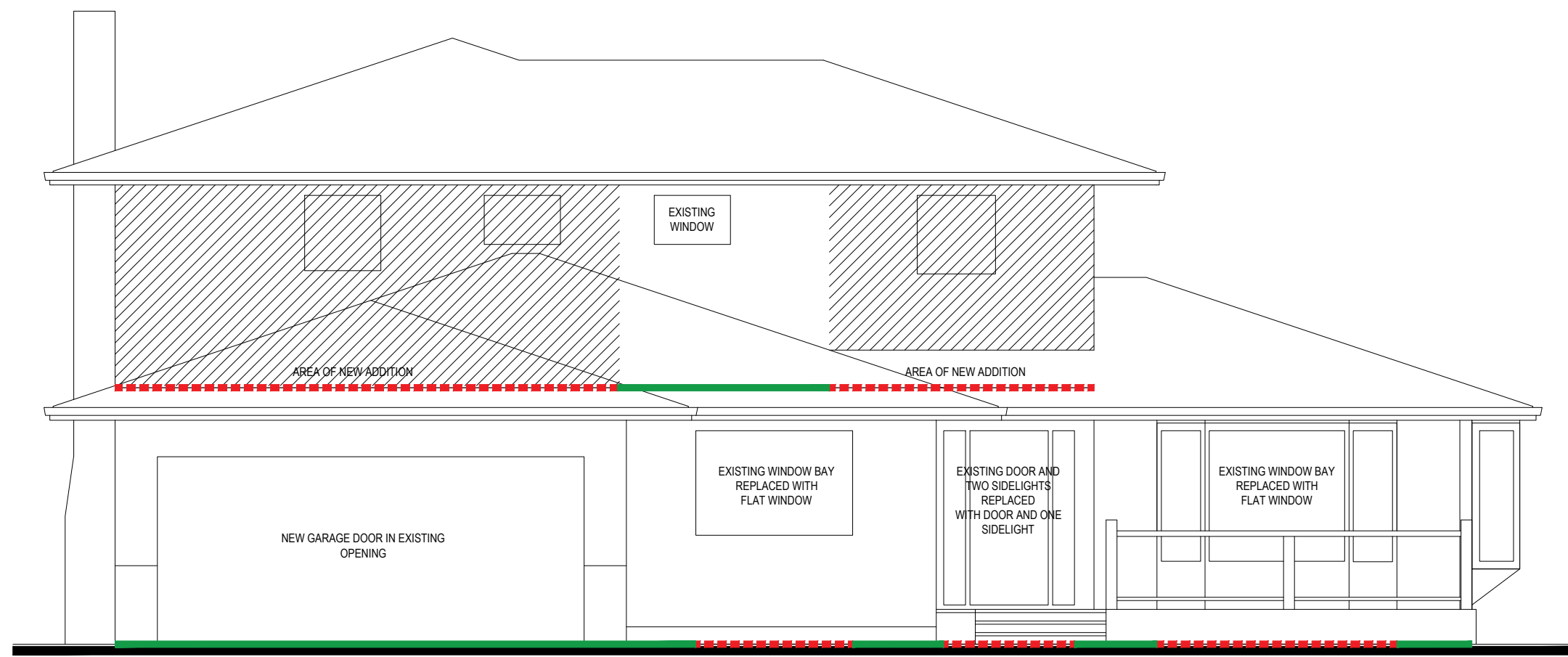
GreenPoint Rated Existing Home Checklist version 2.1

Horton Residence		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY		Possible Points					
Yes	1. Home is Located within 1/2 Mile of a Major Transit Stop	2	2				
0	a. Density of 10 Units per Acre or Greater (Enter units/acre)	0	2			2	
TBD	b. Home Size Efficiency (5 points is average, points awarded based on home size)	0				1-9	
3. Pedestrian and Bicycle Access/ Alternative Transportation							
a. Site has Pedestrian Access Within 1/4 Mile of neighborhood services:							
TIER 1: 1) Day Care 2) Community Center 3) Public Park							
4) Drug Store 5) Restaurant 6) School							
7) Library 8) Farmer's Market 9) After School Programs							
10) Convenience Store Where Meat & Produce are Sold							
TIER 2: 1) Bank 2) Place of Worship 3) Laundry/Cleaners							
4) Hardware 5) Theater/Entertainment 6) Fitness/Gym							
7) Post Office 8) Senior Care Facility 9) Medical/Dental							
10) Hair Care 11) Commercial Office of Major Employer 12) Full Supermarket							
13) 10) Hair Care 11) Commercial Office of Major Employer 12)							
TBD	F-1 5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)	0	1				
TBD	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)	0	1				
TBD	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile	0	1				
TBD	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:	0	1				
Designated Bicycle Lanes are Present on Roadways;							
Ten-Foot Vehicle Travel Lanes;							
Street Crossings Closest to Site are Located Less Than 300 Feet Apart;							
Streets Have Bump-Up Strips, Bulbouts, Raised Crosswalks or Refuge Islands							
Yes	4. Safety & Social Gathering	1	1				
Yes	a. Front Entrance Has Views from the Inside to Outside Callers	1	1				
Yes	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors	1	1				
Yes	c. Porch (min. 100sq ft) Oriented to Streets and Public Spaces	1	1				
5. Diverse Households							
TBD	a. Home Has at Least One Zero-Step Entrance (prerequisite for 5b. And 5c.)	0	1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Min. 32-inch Clear Passage Space	0	1				
TBD	c. Home Includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars	0	1				
TBD	d. Lot Includes Full-Function Independent Rental Unit	0	1				
Total Points Available in Community = 26		5					
A. SITE		Possible Points					
Yes	1. Protect Existing Topsoil from Erosion and Reuse after Construction	2	1				1
2. Divert Construction and Demolition Waste							
Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals (Required for both Whole House and Elements, if Applicable)	Y				R	
TBD	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals	0				2	
TBD	3. Construction IAQ Management Plan	0			2		
Total Points Available in Site = 6		2					
B. FOUNDATION		Possible Points					
TBD	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag	0			1		
TBD	a. Minimum 20% Flyash and/or Slag Content	0			1		
TBD	b. Minimum 30% Flyash and/or Slag Content	0					
TBD	2. Moisture Source Verification and Correction (Required for Whole House)	N			R	R	
TBD	3. Retrofit Crawl Space to Control Moisture	0		2			
TBD	a. Control Ground Moisture with Vapor Barrier	0		2			
TBD	b. Foundation Drainage System	0					
TBD	4. Pest Inspection and Correction	0					
TBD	5. Design and Build Structural Pest Controls	0			1		
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	0			1		
TBD	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0			1		
TBD	6. Radon Testing and Correction or Radon Resistant Construction	0		1			
Total Points Available in Foundation = 10		0					
C. LANDSCAPE		Possible Points					
No	1. Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)						
Yes	1. Resource-Efficient Landscapes	1			1		
TBD	a. No Invasive Species Listed by Cal-IPC Are Planted	0			1		
TBD	b. No Plant Species Require Shearing	0				3	
TBD	c. 50% of Plants Are California Natives or Mediterranean Climate Species	3					
TBD	2. Fire-Safe Landscaping Techniques	0	1				
TBD	3. Minimal Turf Areas	0			2		
TBD	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	0			2		
TBD	b. Turf is <25% of Landscaped Area	0			2		
TBD	c. Turf is <10% of Landscaped Area or eliminated	0			2		
TBD	4. Shade Trees Planted	0	1	1		1	
TBD	5. Plants Grouped by Water Needs (Hydrozoning)	0			2		
TBD	6. High-Efficiency Irrigation Systems Installed	0					
TBD	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	0			2		
TBD	b. System Has Smart Controllers	0					
TBD	7. Compost and Recycle Garden Trimmings on Site	0			1		
TBD	8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement	0			2		
TBD	9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing	0			1		
TBD	10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward	0	1				
TBD	11. Rain Water Harvesting System (1 point for < 550 gallons, 2 points for > 550 gallons)	0					
TBD	a. Cistern(s) is Less Than 750 Gallons	0			1		
TBD	b. Cistern(s) is 750 to 2,500 Gallons	0			1		
TBD	c. Cistern(s) is Greater Than 2,500 Gallons	0			1		
TBD	12. Soil Amended with Compost	0	1	1			
Total Points Available in Landscape = 32		4					
D. STRUCTURE		Possible Points					
TBD	1. Optimal Value Engineering	0			1		
TBD	a. Place Rafters & Studs at 24-inch On Center Framing	0			1		
TBD	b. Size Door & Window Headers for Load	0			1		
TBD	c. Use Only Jack & Cripple Studs Required for Load	0			1		
TBD	2. Use Engineered Lumber	0			1		
TBD	a. Engineered Beams & Headers	0		1	1		
TBD	b. Insulated Headers	0		1	1		
TBD	c. Engineered Lumber for Floors	0		1	1		
TBD	d. Engineered Lumber for Roof Rafters	0		1	1		
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications	0		1	1		
TBD	f. Oriented Strand Board for Subfloor	0		1	1		
TBD	g. Oriented Strand Board Wall and Roof Sheathing	0		1	1		
TBD	3. FSC Certified Wood	0			4		
TBD	a. Dimensional Lumber, Studs, and Timber	0			4		
TBD	b. Panel Products	0			2		
TBD	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)	0		2	2		
TBD	a. Floors	0		2	2		
TBD	b. Walls	0		2	2		
TBD	c. Roofs	0		2	2		

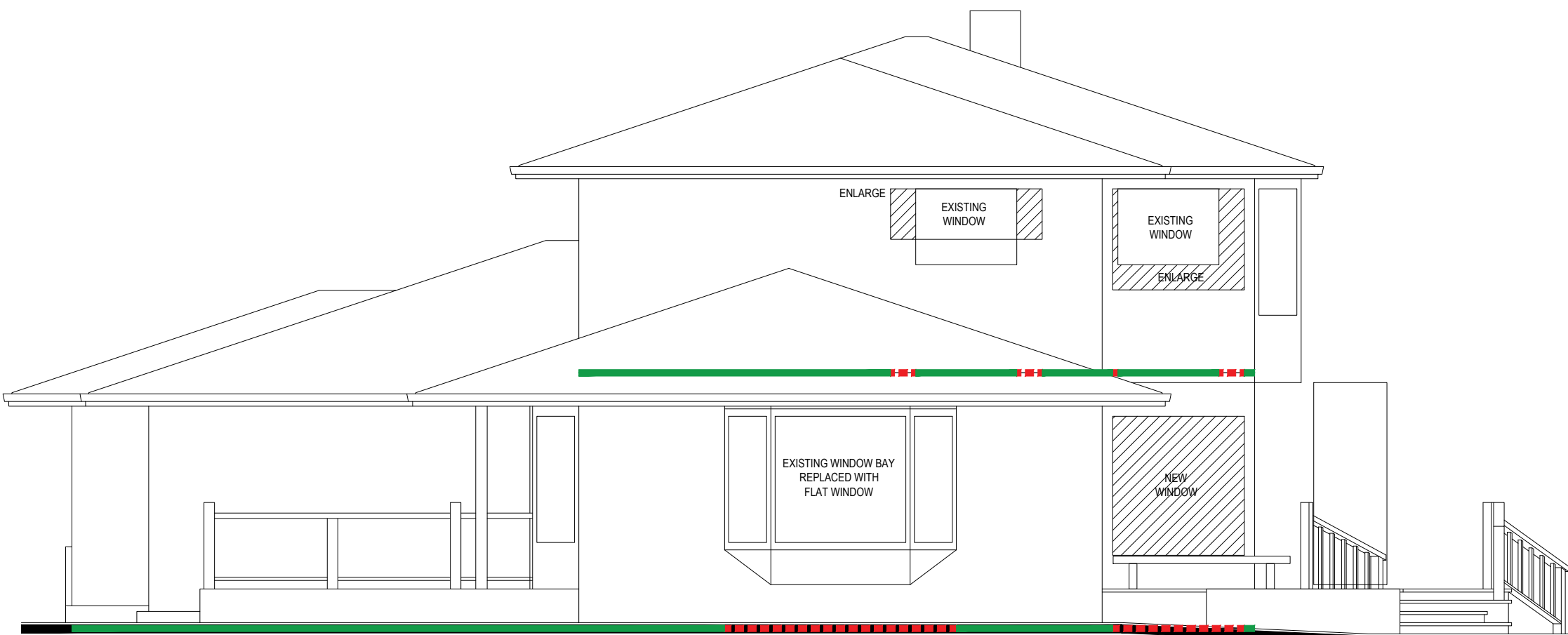
Horton Residence		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	5. Reduce Pollution Entering the Home from the Garage	0					
TBD	a. Tightly Seal the Air Barrier between Garage and Living Area	0		1			
TBD	b. Install Garage Exhaust Fan OR Have a Detached Garage	0					
TBD	6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0	1				
TBD	7. Overhangs and Gutters	1			1		
TBD	a. Minimum 16-inch Overhangs and Gutters	1			1		
TBD	b. Minimum 24-inch Overhangs and Gutters	0	1				
TBD	8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic	0					
TBD	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits	0					
TBD	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home	0		2			
TBD	9. Sound Exterior Assemblies (Required for Whole House)	N				R	
Total Points Available in Structural Frame & Building Envelope = 36		1					
E. EXTERIOR FINISH		Possible Points					
TBD	1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking	0			2		
TBD	2. Rain Screen Wall System Installed	0			2		
TBD	3. Durable & Noncombustible Cladding Materials	0			1		
TBD	4. Durable & Fire-Resistant Roofing Materials or Assembly	0			2		
Total Points Available in Exterior Finish = 7		0					
F. INSULATION		Possible Points					
TBD	1. Install Insulation with 30% Post-Consumer Recycled Content	0					
TBD	a. Walls and Floors	0		1			
TBD	b. Ceilings	0		1			
TBD	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)	0					
TBD	a. Walls and Floors	0		1			
TBD	b. Ceilings	0		1			
TBD	3. Inspect Quality of Insulation Installation before Applying Drywall	0		1			
Total Points Available in Insulation = 5		0					
G. PLUMBING		Possible Points					
TBD	1. Distribute Domestic Hot Water Efficiently	0		1		1	
TBD	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)	0		1		1	
TBD	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan	0		1		1	
TBD	c. Install On-Demand Circulation Control Pump	0		1		1	
TBD	2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)	0				2	
TBD	3. Water Efficient Fixtures	0					
Yes	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) (Required for Whole House)	Y				R	
TBD	b. High-Efficiency Showerheads: Use ≤ 2.0 gpm at 80 psi	0				3	
TBD	c. Bathroom Faucets Use ≤ 1.5 gpm	0		1		1	
Yes	d. Survey (No Plumbing License) Required for whole house and elements: Plumbing Survey (No Plumbing License) (Required for Whole House and Elements) Plumbing Survey (No Plumbing License) (Required for Whole House and Elements) Plumbing Survey (No Plumbing License) (Required for Whole House and Elements) Plumbing Survey (No Plumbing License) (Required for Whole House and Elements)	Y				R	
Total Points Available in Plumbing = 13		0					
H. HEATING, VENTILATION & AIR CONDITIONING		Possible Points					
Yes	1. General HVAC Equipment Verification and Correction	Y		R			
TBD	a. Visual Survey of Installation of HVAC Equipment (Required for Whole House and Elements)	0		2			
TBD	b. Conduct Diagnostic Testing to Evaluate System	0		1			
TBD	c. Conduct Flow Hood Test and Assess Delivery of Air	0		1			
Yes	d. Air Conditioning Compressor Property and Refrigerant Charge is Optimal	Y		1			
TBD	2. Design and Install HVAC System to ACCA Manuals J, D and S	0		4			
TBD	3. Sealed Combustion Units	0		0	2		
TBD	a. Furnaces	0		0	2		
TBD	b. Water Heaters	0		0	2		
TBD	4. Zeroed, Hydronic Radiant Heating	0		1	1		
TBD	5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants 5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants 5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants	0	1				
Yes	6. Effective Ductwork Installation	Y		1			
Yes	a. New Ductwork and HVAC unit Installed Within Conditioned Space	Y		1			
TBD	b. Duct Mastic Used on All Ducts, Joints and Seams	0		1			
TBD	c. Ductwork System is Pressure Relieved	0		1			
TBD	7. High Efficiency HVAC Filter (MERV 6+)	0		1			
TBD	8. No Fireplace OR Sealed Gas Fireplace with Efficiency Rating 260% using CSA Standards	0					
TBD	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens	0					
TBD	a. ENERGY STAR Bathroom Fans Vented to the Outside	0		1			
TBD	b. All Bathroom Fans are on Timer or Humidistat	0		1			
TBD	c. Kitchen Range Hood Vented to the Outside	0		1			
Yes	10. Mechanical Ventilation System for Cooling Installed	Y		1			
TBD	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms	0		1			
TBD	b. Whole House Fan	0		1			
TBD	11. Mechanical Ventilation for Fresh Air Installed	0					
TBD	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)	0		1			
TBD	b. Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions); Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions); Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions); Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions); Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0		1			
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0		1	1		
TBD	12. Carbon Monoxide	0					
TBD	a. Carbon Monoxide Testing and Correction (Required for Whole House)	N			R		
Yes	b. Carbon Monoxide Alarm(s) Installed	Y		1			
Yes	13. Combustion Safety Backdraft Test (Required for Whole House and Elements)13. Combustion Safety Backdraft Test (Required for Whole House and Elements)13. Combustion Safety Backdraft Test (Required for Whole House and Elements)13. Combustion Safety Backdraft Test (Required for Whole House and Elements)	Y			R		
Total Points Available in Heating, Ventilation and Air Conditioning = 30		5					
I. RENEWABLE ENERGY		Possible Points					
0.0%	1. Renewable Energy (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)	0		25			
Total Points Available in Renewable Energy = 25		0					
J. BUILDING PERFORMANCE		Possible Points					
Yes	1. Energy Survey and Education (Required for Elements or Meet J3)	Y		R			
TBD	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)	0					
TBD	a. Attic Insulation up to or Exceeding Current Code	0		1			
TBD	b. Crawl Space Insulation up to or Exceeding Current Code	0		1			
TBD	c. Wall Insulation up to or Exceeding Current Code	0		1			
TBD	d. High Efficiency Furnace (90% AFUE Minimum)	0		1			
TBD	e. Seal Ducts and Duct Leakage is <15%	0		1			
TBD	f. 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15)	0		1			
TBD	g. House Passes Blower Door Test With ≥0.5 ACH or a 50% Improvement	0		1			
TBD	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)	0					
TBD	h. High Efficiency Water Heater ≥62°F	0		0.5			
TBD	i. Radiant Barrier in Attic	0		0.5			
TBD	j. Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane	0		0.5			
TBD	k. Duct Insulation to Code	0		0.5			
TBD	l. Programmable Thermostat	0		0.5			
TBD	m. 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)	0		0.5			
TBD	3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)	0		10+			
TBD	4. Design and Build Zero Energy Homes	0		5			
Yes	5. Comprehensive Utility Bill Analysis	Y		1			
Total Points Available in Building Performance = 16+		1					
K. FINISH		Possible Points					
TBD	1. Entryways Designed to Reduce Tracked in Contaminants	0		1			
TBD	2. Low/No-VOC Paint	1			1		
TBD	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)	1			1		
TBD	b. Zero-VOC Interior Wall/Ceiling Paints (<5 gpl VOCs (Flat))	0		2			
TBD	3. Coatings Meet SCAQMD Rule 1113 for Low VOCs	0			2		
TBD	4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)	0			2		
TBD	5. Recycled-Content Paint	0					

	EX. FOOTPRINT (LINEAR FEET)	PRESERVED WALL FRAMING (INCLUDING EXISTING OPENINGS)	DEM'D WALL FRAMING (INCLUDING NEW OPENINGS)
1ST	198'	129'	69'
2ND	128'	68'	60'
TOTAL:	326'	197'	129'

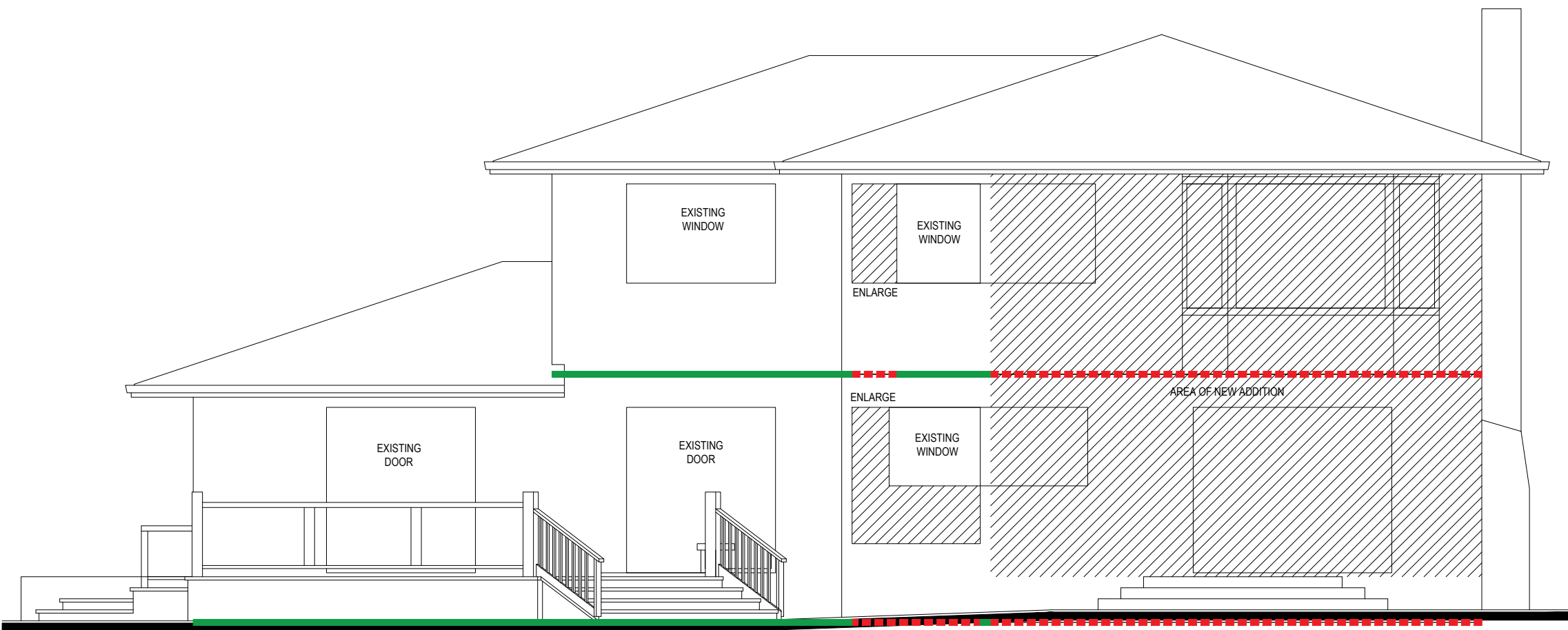
SINCE 197' IS GREATER THAN 129', NO TECH DEMO



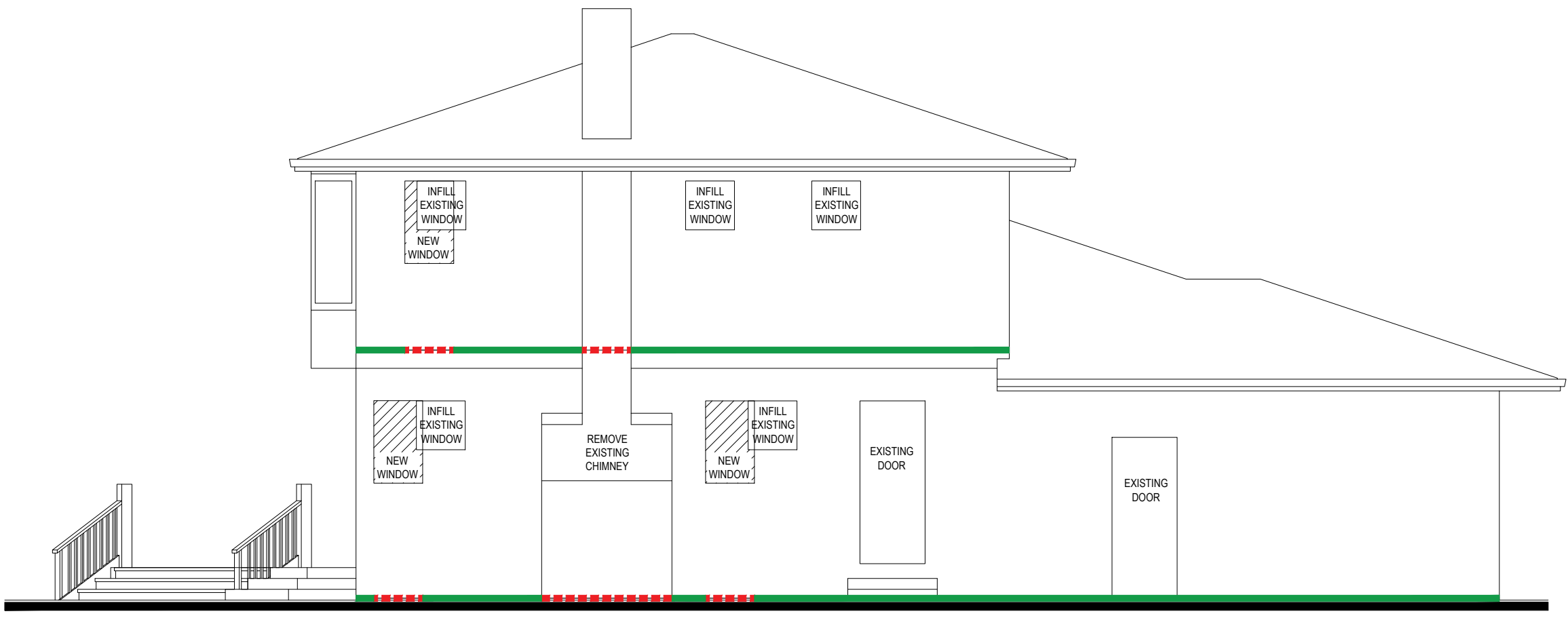
EXISTING SOUTH ELEVATION



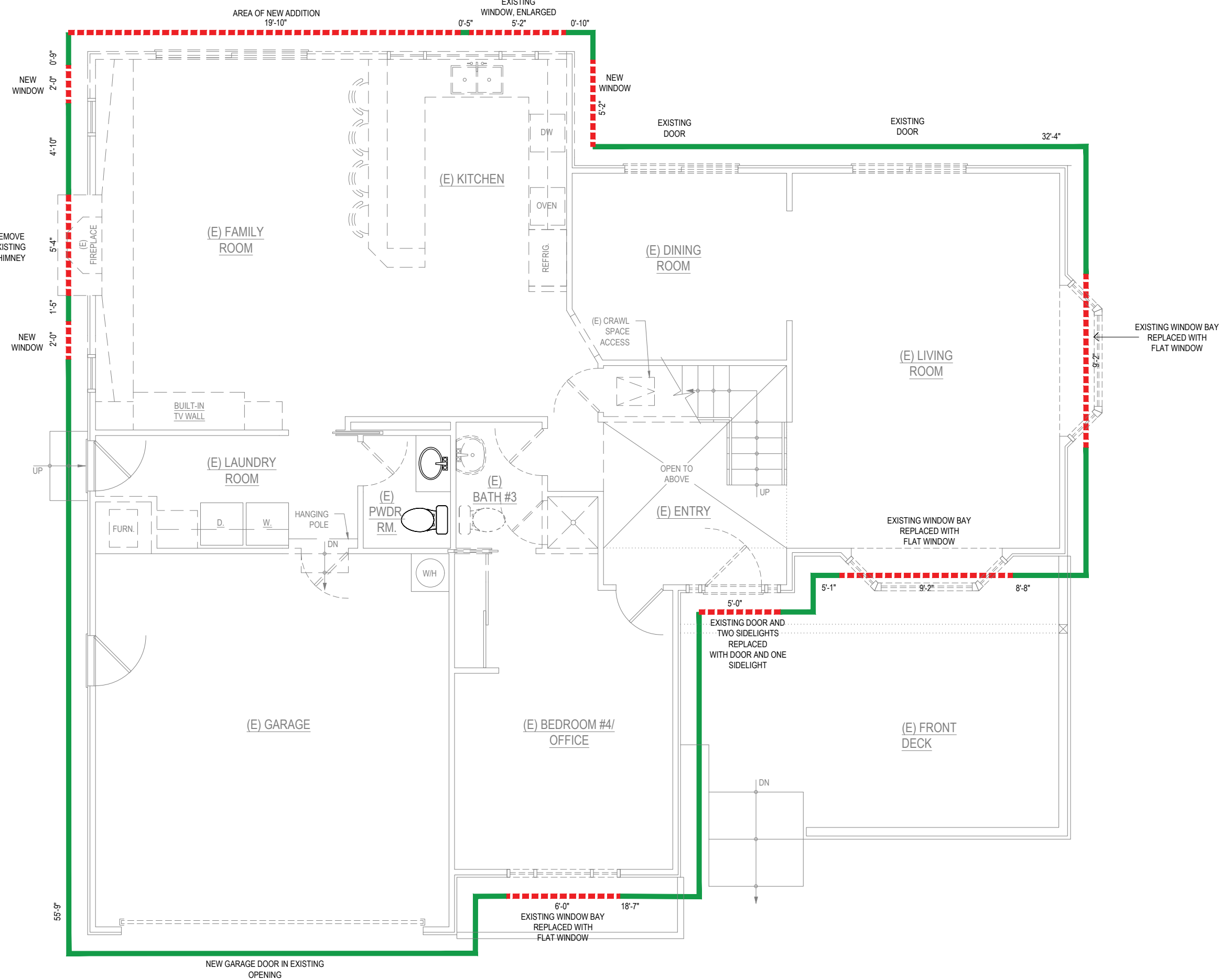
EXISTING EAST ELEVATION



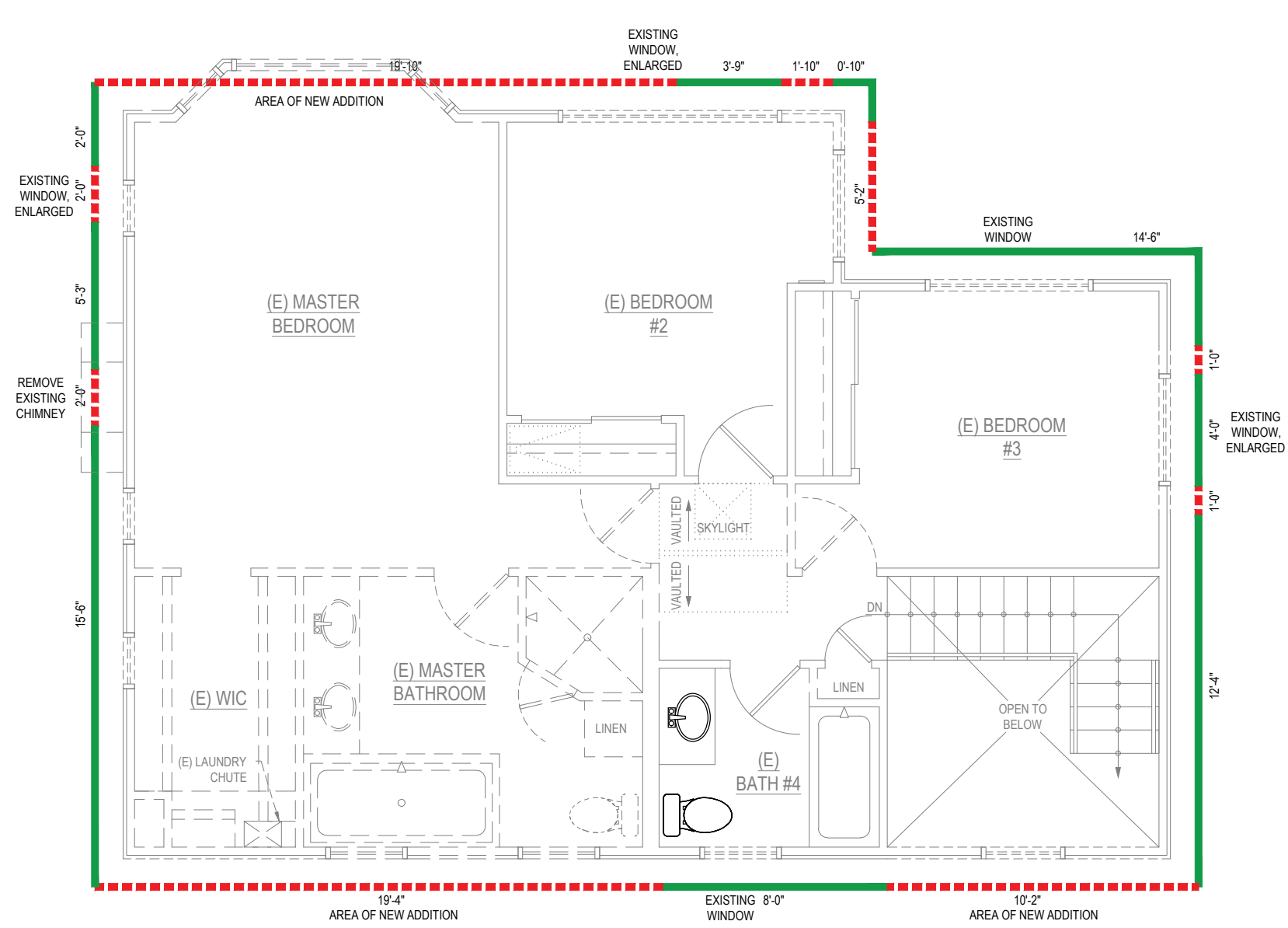
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



 NORTH
FIRST FLOOR DEMO PLAN



 NORTH
SECOND FLOOR DEMO PLAN



INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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95032

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F 253.399.1125

HORTON
358 PENNSYLVANIA AVE
LOS GATOS
CALIFORNIA
95030

A.P.N. 510-41-025

29 JULY 2019

15 JULY 2020
PLANNING SUBMITTAL

25 AUGUST 2020
PLANNING RESUBMITTAL

SCALE: $\frac{3}{8}" = 1'$

TECHNICAL DEMOLITION
DIAGRAM

A 1.4



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25 AUGUST 2020
PLANNING RESUBMITTAL

EXISTING + DEMO
FIRST FLOOR PLANS

A2.1



EXISTING + DEMO FIRST FLOOR PLAN

WALL LEGEND	
	WALLS TO REMAIN
	WALLS TO BE REMOVED
	AREA OF ADDITION



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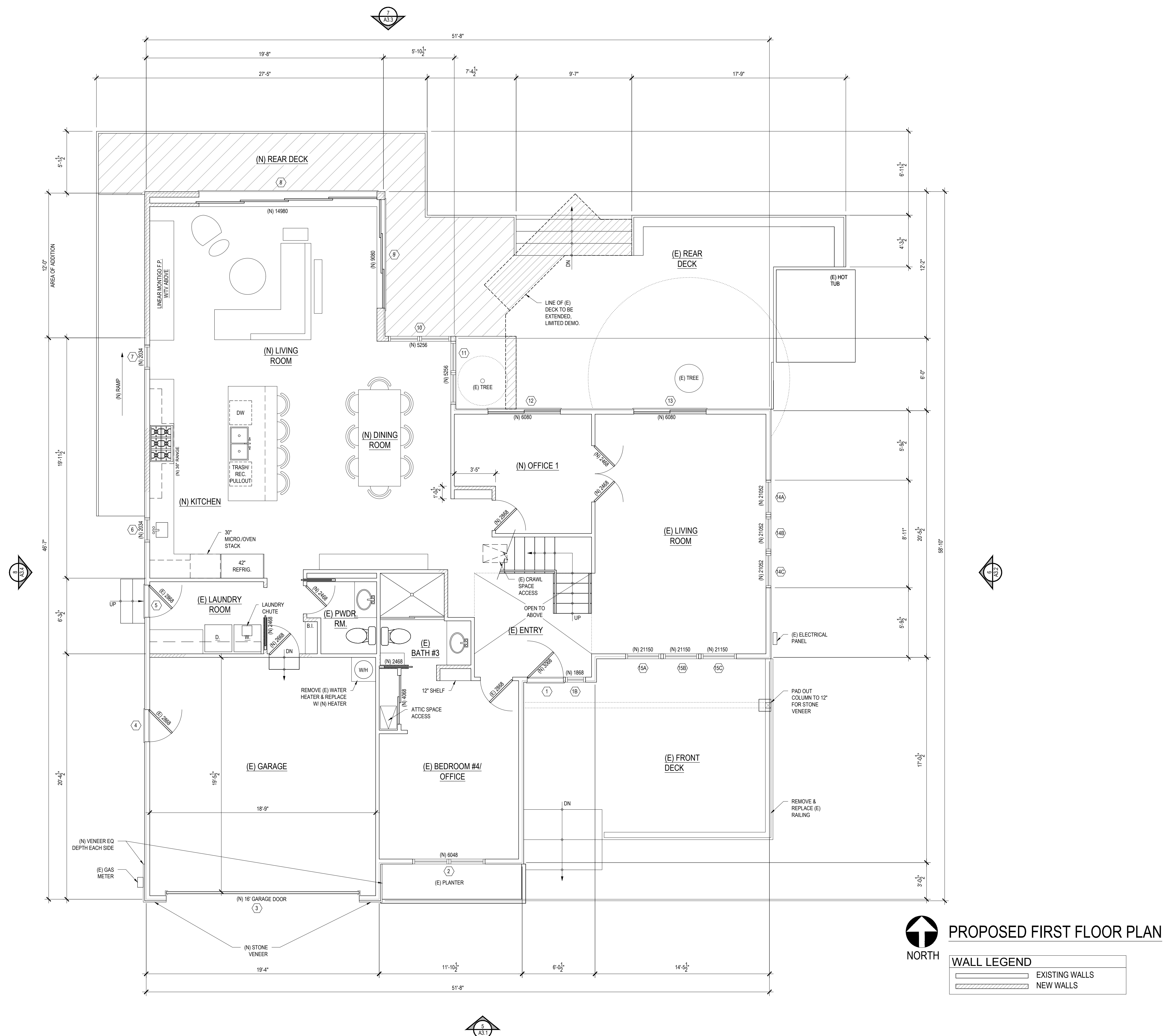
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PLANNING SUBMITTAL

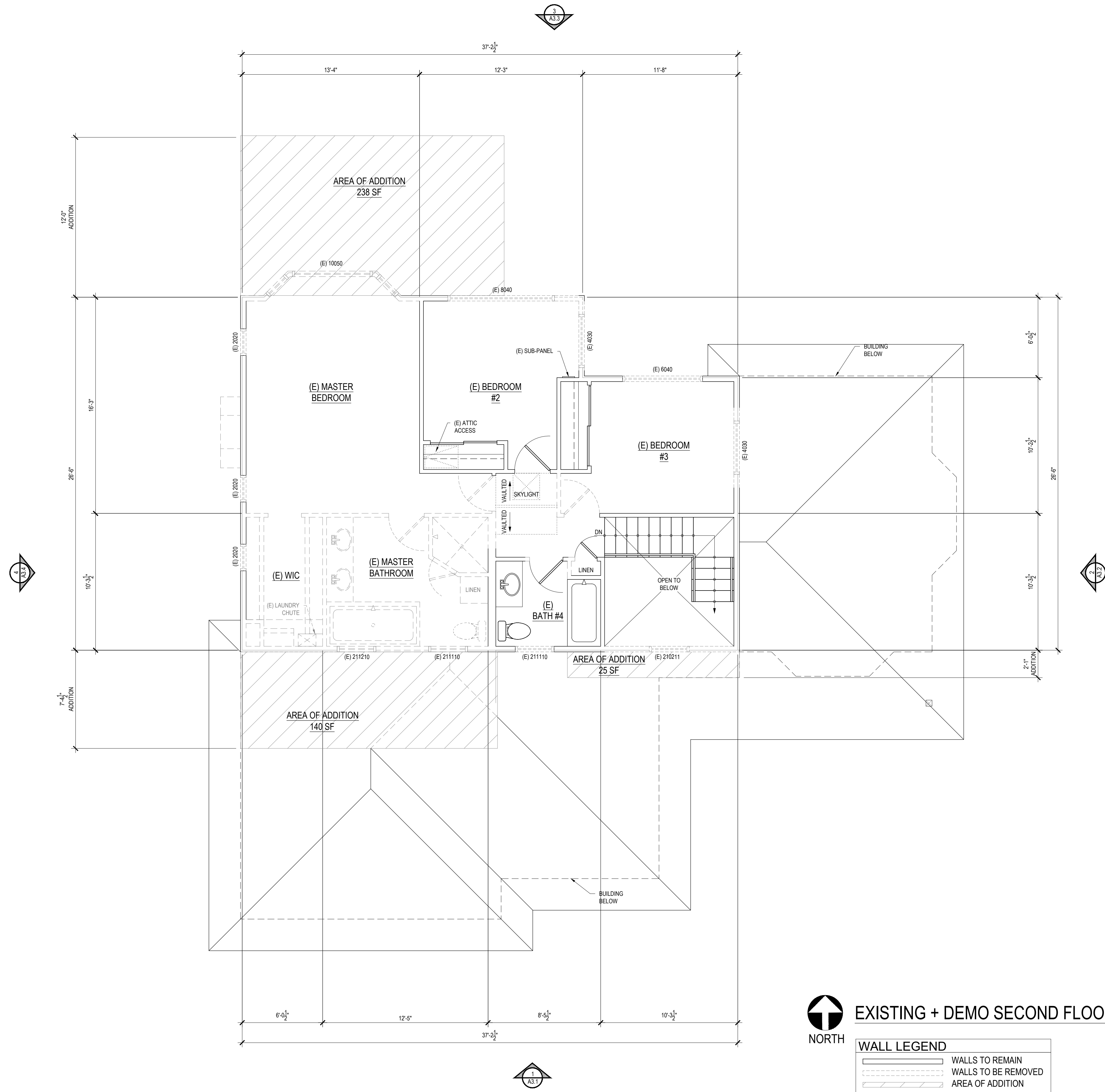
25 AUGUST 2020
PLANNING RESUBMITTAL

SCALE: $\frac{1}{4}" = 1'-0"$

PROPOSED LOWER
FLOOR PLAN

A2.2







INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

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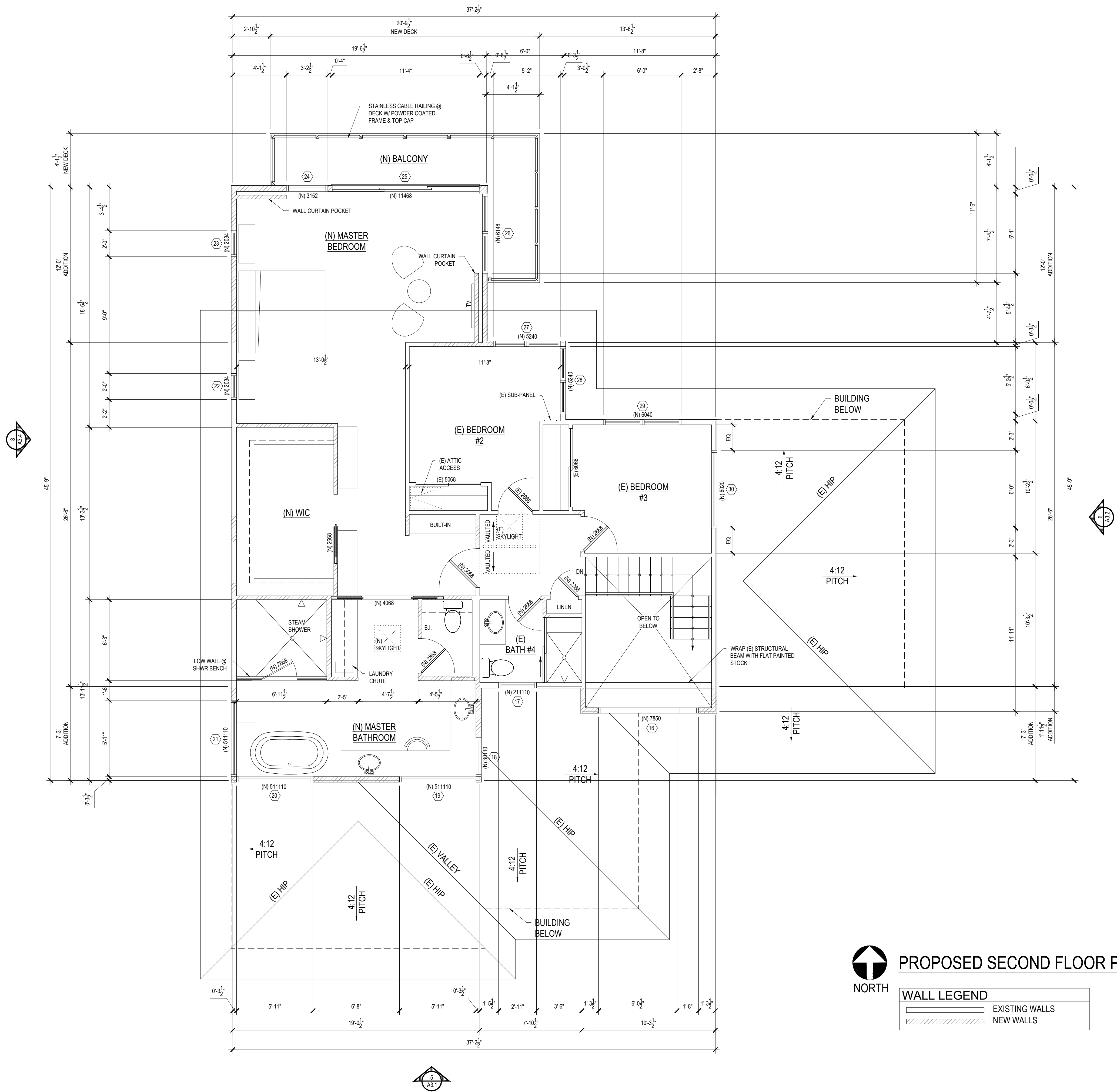
15 JULY 2020
PLANNING SUBMITTAL

25 AUGUST 2020
PLANNING RESUBMITTAL

SCALE: 1/4" = 1'-0"

PROPOSED UPPER FLOOR
PLAN

A2.4





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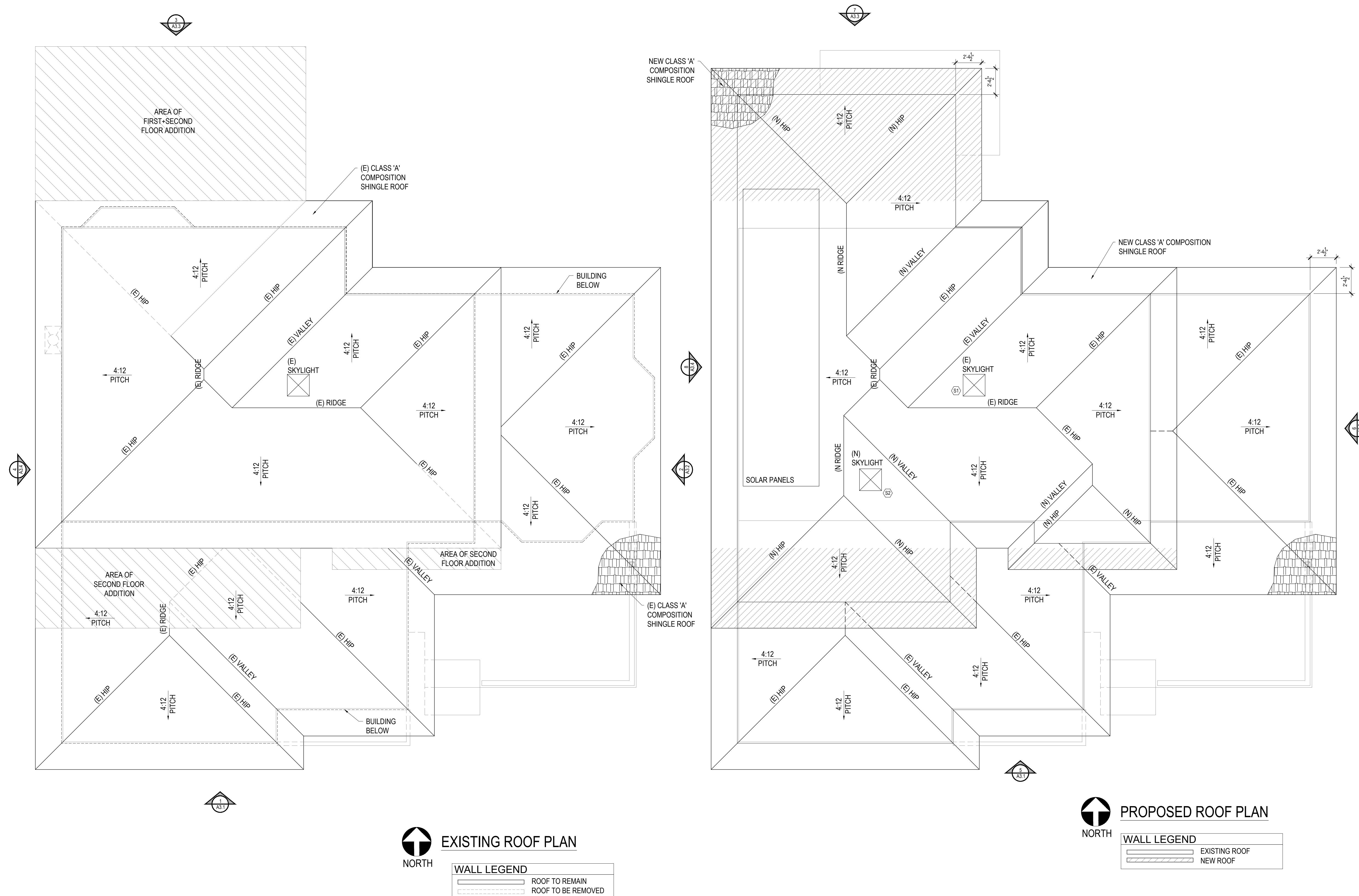
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PLANNING SUBMITTAL

25 AUGUST 2020
PLANNING RESUBMITTAL

SCALE: $\frac{1}{4}" = 1'-0"$

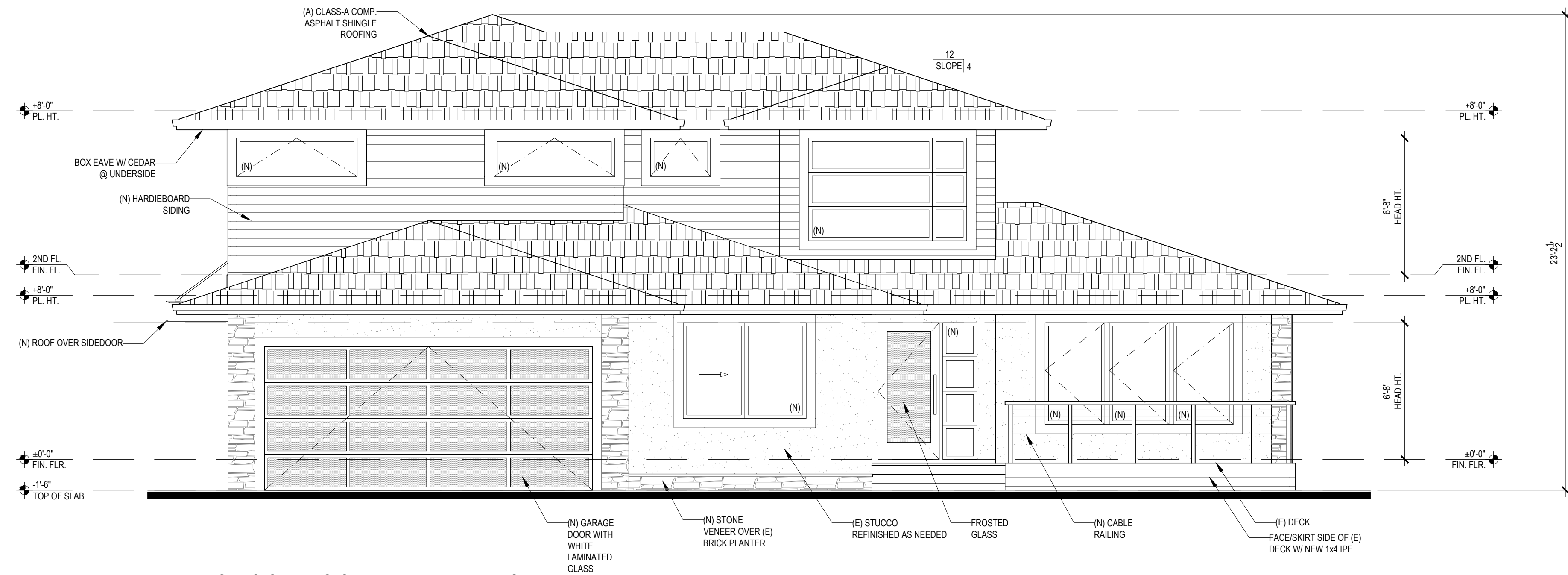
EXISTING/PROPOSED
ROOF PLAN

A2.5





1 - EXISTING SOUTH ELEVATION



5 - PROPOSED SOUTH ELEVATION

EXISTING MATERIALS
2ND FLOOR: WOOD SIDING
1ST FLOOR: STUCCO
ACCENT: BRICK VENEER
ROOF: COMPOSITE ASPHALT SHINGLES
PROPOSED MATERIALS
2ND FLOOR: NEW CEMENT FIBER SIDING
1ST FLOOR: STUCCO
ACCENT: STONE VENEER
ROOF: COMPOSITE ASPHALT SHINGLES

HORTON
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29 JULY 2019

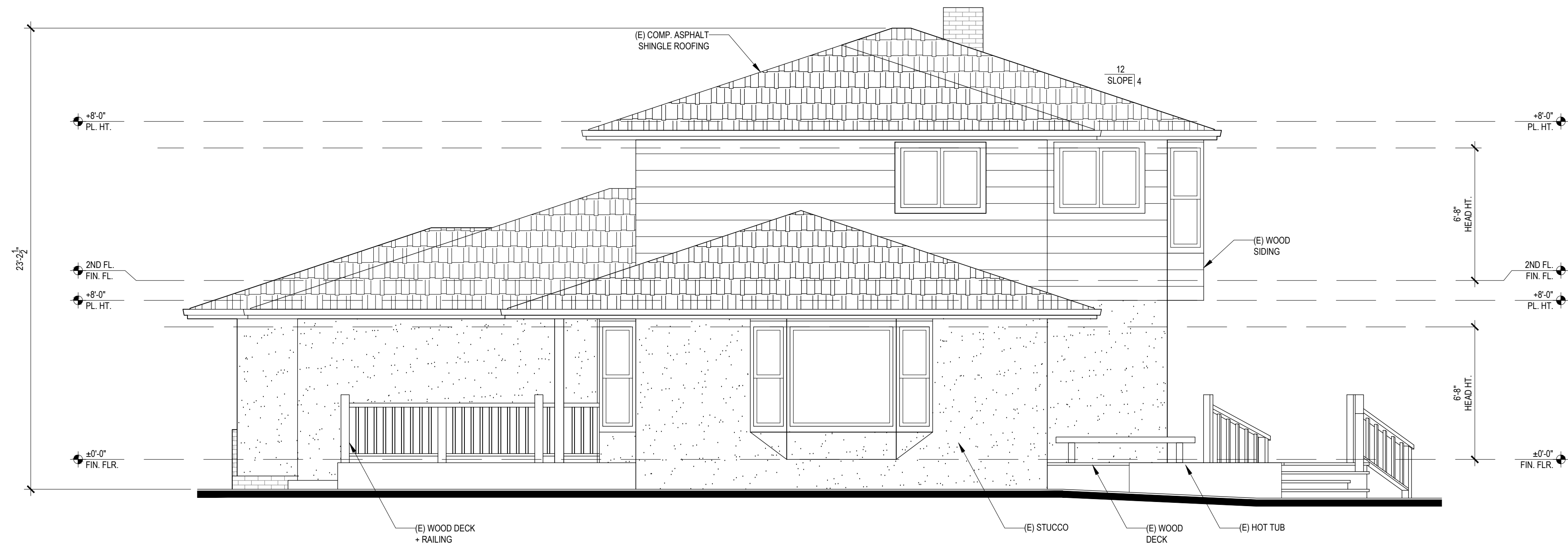
15 JULY 2020
PLANNING SUBMITTAL

25 AUGUST 2020
PLANNING RESUBMITTAL

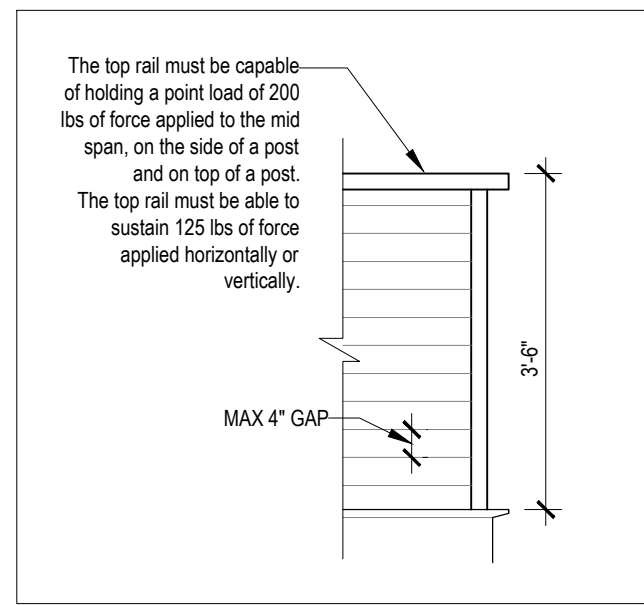
SCALE: 1/4" = 1'-0"

EXISTING + PROPOSED
SOUTH ELEVATIONS

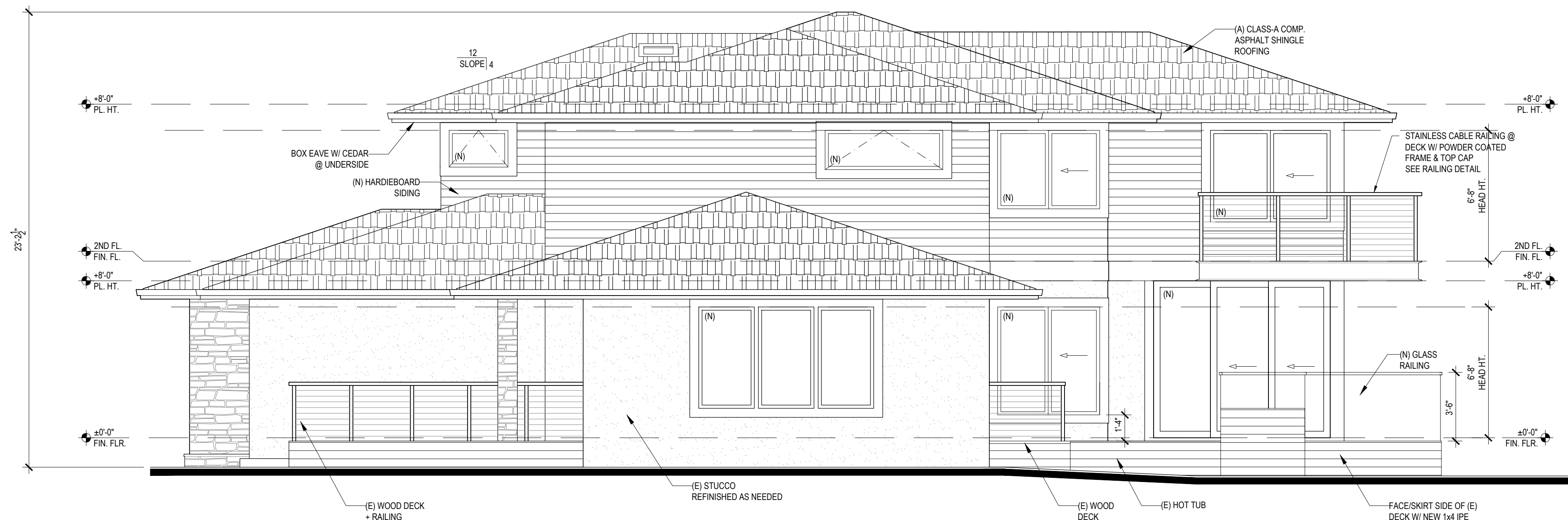
A3.1



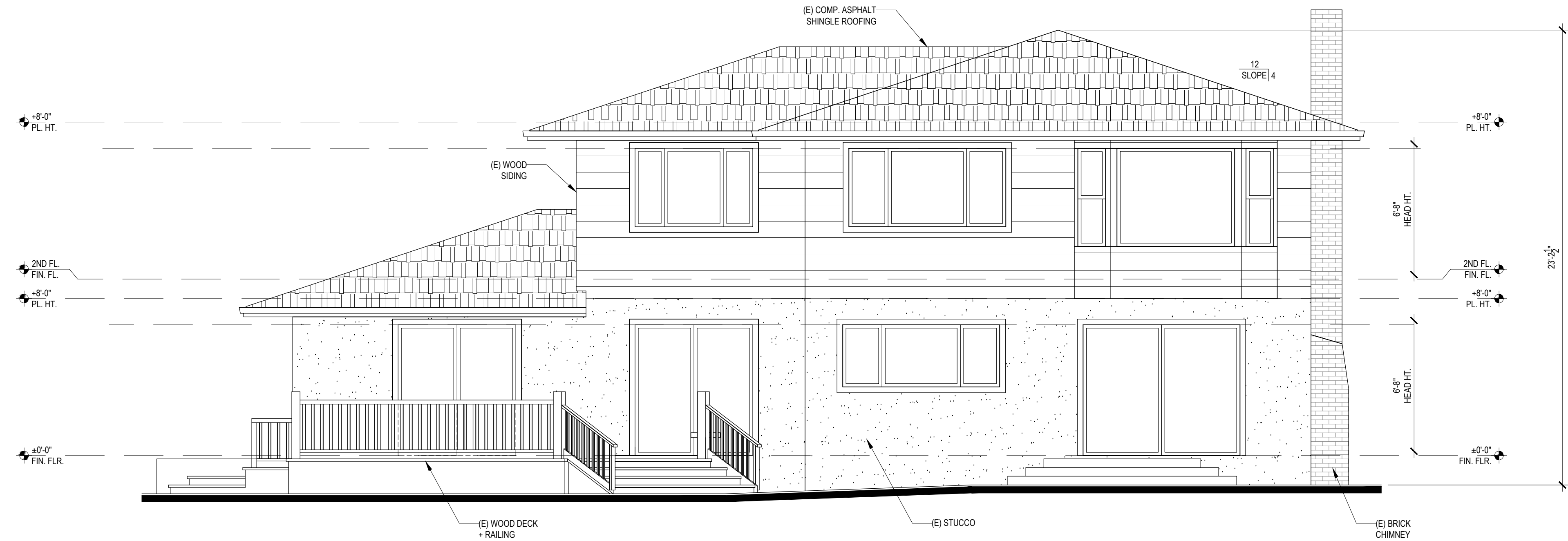
2 - EXISTING EAST ELEVATION



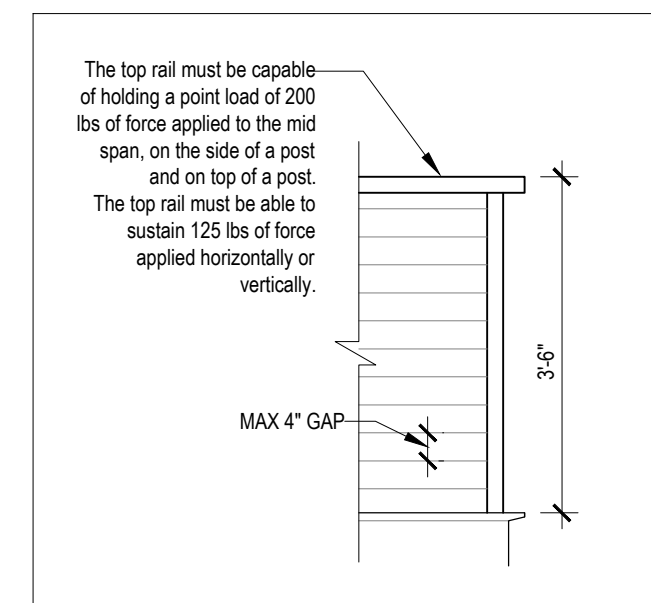
EXISTING MATERIALS
2ND FLOOR: WOOD SIDING
1ST FLOOR: STUCCO
ACCENT: BRICK VENEER
ROOF: COMPOSITE ASPHALT SHINGLES
PROPOSED MATERIALS
2ND FLOOR: NEW CEMENT FIBER SIDING
1ST FLOOR: STUCCO
ACCENT: STONE VENEER
ROOF: COMPOSITE ASPHALT SHINGLES



6 - PROPOSED EAST ELEVATION

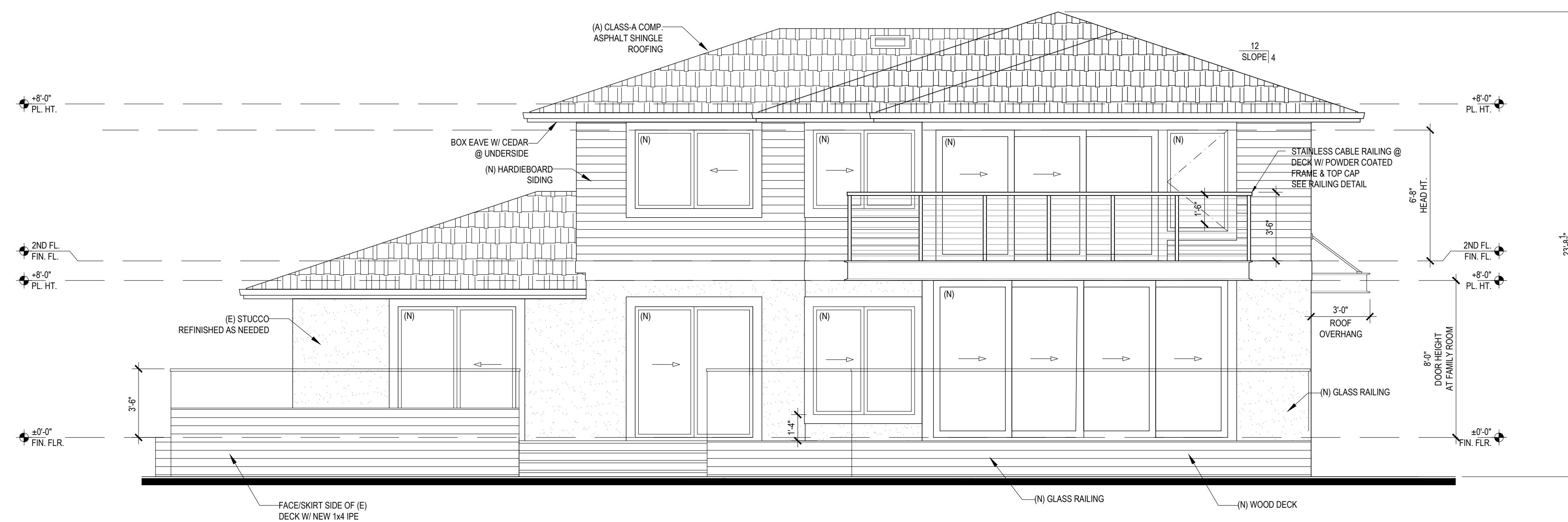


3 - EXISTING NORTH ELEVATION



RAILING DETAIL

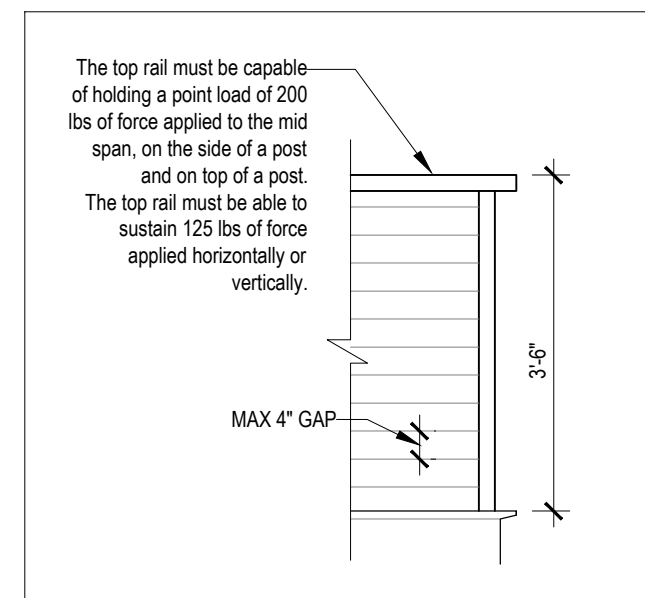
EXISTING MATERIALS
2ND FLOOR: WOOD SIDING
1ST FLOOR: STUCCO
ACCENT: BRICK VENEER
ROOF: COMPOSITE ASPHALT SHINGLES
PROPOSED MATERIALS
2ND FLOOR: NEW CEMENT FIBER SIDING
1ST FLOOR: STUCCO
ACCENT: STONE VENEER
ROOF: COMPOSITE ASPHALT SHINGLES



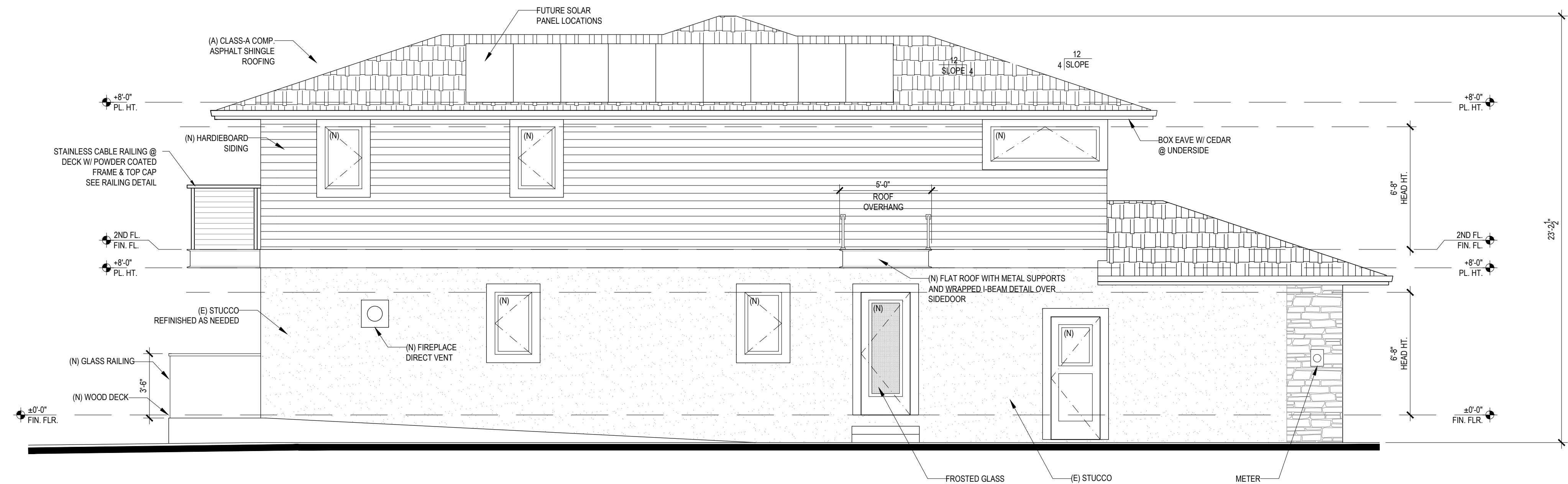
7 - PROPOSED NORTH ELEVATION



4 - EXISTING WEST ELEVATION



EXISTING MATERIALS
2ND FLOOR: WOOD SIDING
1ST FLOOR: STUCCO
ACCENT: BRICK VENEER
ROOF: COMPOSITE ASPHALT SHINGLES
PROPOSED MATERIALS
2ND FLOOR: NEW CEMENT FIBER SIDING
1ST FLOOR: STUCCO
ACCENT: STONE VENEER
ROOF: COMPOSITE ASPHALT SHINGLES



8 - PROPOSED WEST ELEVATION